

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 3, 2022**

The Washington County Planning Commission held its regular monthly meeting on Monday, August 29, 2022 at 7:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Planning Commission members present were: David Kline, Vice-Chairman, Denny Reeder, Jeff Semler and Terrie Shank. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Lisa Kelly, Senior Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

The Vice-Chairman called the meeting to order at 7:00 p.m.

MINUTES

Motion and Vote: Ms. Shank made a motion to approve the minutes of the August 29, 2022 Planning Commission meeting as presented. The motion was seconded by Mr. Semler and unanimously approved.

NEW BUSINESS

PRELIMINARY CONSULTATIONS

2003 Mason Dixon LLC [PC-22-001]

Ms. Kelly presented a concept plan for the proposed construction of two warehouses on 172 acres located along the south side of Mason Dixon Road, west of I-81. The property is currently zoned PI (Planned Industrial). During the preliminary consultation held on August 29, 2022, the Washington County Division of Engineering stated that traffic studies will be coordinated with the State of Pennsylvania since the site will be accessed on SR 0163 (a PennDOT owned road). MD SHA requested a traffic study to determine the affect the site will have on the I-81 exit and entrance ramps. Public water and sewer will be provided by Antrim Township. Washington County Health Department will require allocation forms to be submitted. The Washington County Soil Conservation District is requiring controls to protect the stream and stream buffer. A site plan will be required by the Department of Planning and Zoning. If a reduction in parking requirements is proposed, an application must be submitted to and approved by the Board of Appeals.

Discussion and Comments: Proposed Building 1 will be 1.24 million square feet; both buildings will be included on the site plan. Members encouraged the developer to consider putting solar panels on the roof.

SITE PLANS

Chick-Fil-A – Sharpsburg Pike [SP-22-025]

Ms. Kelly presented for review and approval a site plan for a Chick-Fil-A drive-thru restaurant to be located along the east side of Sharpsburg Pike at its intersection with HK Douglas Drive. The site is 1.96 acres in size and the total building area will be 5,201 square feet. The property is currently zoned HI (Highway Interchange). The hours of operation will be Monday thru Saturday from 6 am to 11 pm. Freight and delivery services will occur several days a week. The site will be served by public water and public sewer. There will be access to the site from HK Douglas Drive with a private access drive to the rear of the building. There will be no direct access from Sharpsburg Pike. Solid waste will be collected in an enclosed dumpster. Lighting will be building mounted and pole mounted throughout the parking area. A total of 75 parking spaces are required; 83 parking spaces will be provided. Signage will be a pole mounted sign in front of the building along Sharpsburg Pike and building mounted signs. On June 7, 2022, the Board of Appeals approved the placement of a sign 15 feet from the Sharpsburg Pike right-of-way (as opposed to the required 25 feet) and a reduction from the required 40 foot to a 22 foot front yard setback. Forestation requirements were met in 2018 by the approval of an off-site retention plat of existing forest totalling 3.86 acres. Landscaping will be placed throughout the parking area and along the property lines. All agency approvals have been received.

Motion and Vote: Mr. Semler made a motion to approve the site plan as presented. The motion was seconded by Mr. Reeder and unanimously approved.

King's Farm Winery [SP-22-023]

Ms. Kelly presented for review and approval a site plan for King's Farm Winery located along the east side of Stottlemyer Road, north of National Pike. The property is currently zoned A(R) (Agricultural Rural). The developers are proposing to construct an events center with a farm winery (which will include a tasting room) and vineyard. The proposed barn will be 4,200 square feet in size and the accessory building will be 1,200 square feet in size. There will be walkways connecting these two structures. No kitchen is proposed, catering set-up only. The buildings will be accessed from Stottlemyer Road by a long gravel driveway. The site will be served by individual well and septic. The vineyard and winery will be open several days a month and the events center will operate 1 to 2 days a month. Proposed parking is 85 spaces and 85 spaces will be provided. The vineyards will be located in front of the buildings. There will be 3 employees. Freight and delivery service will be once a month. Forest requirements will be met by retaining .89 acres of existing forest on site. The Board of Appeals granted a variance to allow for a special exception to create the banquet facility in August 2021. Landscaping will be placed around the buildings and the parking area. All agency approvals have been received.

Discussion and Comments: Mr. Kline asked if the developer has talked to the neighbors. The owners stated they have received letters of support from all of the adjoining neighbors.

Motion and Vote: Mr. Reeder made a motion to approve the site plan as presented. The motion was seconded by Mr. Semler and unanimously approved.

OTHER BUSINESS**Update of Projects Initialized**

Ms. Kinzer presented a report for the land development plan review projects initialized in August including 9 subdivision submittals, 5 forest stand delineations, 3 site plans and one preliminary consultation.

Other

Ms. Baker announced that Electronic Plan Review (EPR) will go live on October 31st. There was a brief discussion to determine if members would like to continue to receive hard copies of the agenda packets or go to electronic copies. Members agreed electronic copies would be acceptable.

Ms. Baker noted that staff has prepared, at the request of the County Commissioners, an analysis regarding the number of warehouses that have recently been approved or are proposed in the county as well as a map showing the zoning districts where warehouses are permitted. This will be presented to the Board of County Commissioners in the near future. Members suggested that an analysis of the revenue generated by the warehouses would also be beneficial.

Ms. Baker reported that the Commissioners have also tasked staff with preparing a presentation explaining the authority of the Planning Commission, Board of Appeals, and County Commissioners. This has been brought about by the frustration and confusion relative to a few decisions that have recently been made on controversial projects.

UPCOMING MEETINGS

1. Monday, November 7, 2022, 7:00 p.m. – Washington County Planning Commission regular meeting

ADJOURNMENT

Mr. Semler made a motion to adjourn the regular meeting at 7:55 p.m. The motion was seconded by Ms. Shank and so ordered by the Vice-Chairman.

Respectfully submitted,



David Kline, Vice-Chairman